

The City of Minneapolis and Minneapolis Park and Recreation Board (MPRB) will be issuing a request for qualifications (RFQ) to seek a qualified development team to work with the City and MPRB (with community input) on the first phase of redevelopment of this unique site. The full RFQ will be posted here, but in the interim, the following is a short overview.

If you would like to be notified when the RFQ is available, please contact Ann Calvert at [ann.calvert@minneapolismn.gov](mailto:ann.calvert@minneapolismn.gov).

**Opportunity:**

The selected developer will be offered the opportunity to enter into an exclusive rights agreement with the City and MPRB under which the parties will collaboratively formulate an integrated plan for park and private development on the northern half (Phase 1) of the Upper Harbor Terminal (UHT) site. This coordinated plan also will include an implementation plan identifying which of the parties will play what roles in the implementation and how implementation can be funded.

Upon approval of the coordinated plan by the City and MPRB, the developer will be offered the opportunity to enter into a redevelopment agreement with the City outlining the terms upon which the developer will acquire from the City the portions of the Phase 1 site identified for private development. (A companion agreement relative to conveyance of the parkland will be entered into between the City and MPRB.)

The City and MPRB also will use this RFQ process to identify qualified developers who may not have the interest in or capacity to develop all of the Phase 1 private development site(s), but who are interested in some aspect of that overall development (e.g., as a co-developer with the selected overall developer of a specific part of the overall plan or as a party to whom the overall developer would convey a portion of the property for development in accordance with the approved plan). Information about these interested parties will be shared with the selected developer, but with no requirement that the selected developer must work with any party.



**Timeline:**

The RFQ is expected to be issued in July of 2016, with a pre-proposal meeting offered about a month later. RFQ submittals from interested parties will be due in the fall of 2016. A City/MPRB staff team will review the submissions to identify the teams that meet the minimum criteria in the RFQ, and community input will be sought on that short list of teams. A Selection Committee composed of City and MPRB management representatives and the two project managers then will make a recommendation to the City and MPRB elected officials as to which team should be selected. The selection will be based upon the development team's qualifications and capacity as a developer and experience in developments of the scale, scope and type that are similar to what is visualized for the UHT site. The goal is for this selection to be completed by the end of 2016 or early 2017. Detailed development proposals will not be solicited.

The term of the resulting exclusive rights agreement will be informed by the development team's proposed approach/process, but is tentatively anticipated to be up to two years, with performance milestones during that time. Within that timeframe, two steps that are anticipated are: evaluation of the feasibility of reusing some or all of the existing structures for appropriate new uses and a City-facilitated search for any local parties interested in being tenants and/or operating a program on the site (which may help inform the redevelopment planning).

**RFQ Contents**

The RFQ will include extensive information about the site.

The RFQ also will outline the planning and community input to date that start to establish what types of park and private development are desired on the site, as well as the questions that remain open to creative solutions and thoughtful feasibility evaluation. Information as to potential implementation tools and resources also will be provided.

Finally, the RFQ will identify what information must be included in an interested party's submittal, where and when it must be submitted and procedures for submitting questions.